

FILED
GREENVILLE S.C.
MAR 9 12 24 PM '83
DONNIE S. TANDERSLEY
R.M.C.

1597 PAGE 289

MORTGAGE

THIS MORTGAGE is made this 22nd day of February, 1983, between the Mortgagor, Lawrence W. and Rosella W. Crane, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$5135.16 (Five thousand one hundred thirty-five and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1988.....;

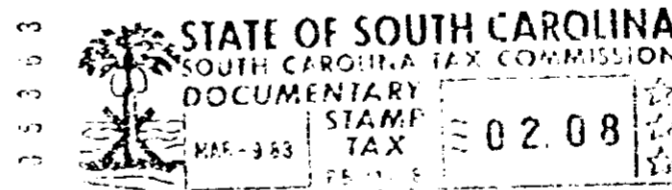
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

All that certain piece, parcel or lot of land, situate, lying and being in Greenville County South Carolina, being shown and designated as Lot 27 on a plat of CB Martin Property, recorded in the RMC Office for Greenville County in Plat Book F at Pages 102 and 103, and having, according to a more recent survey by Freeland & Associates, dated March 14, 1979, the following metes and bounds:

BEGINNING at an iron pin on the western side of Argonne Drive, and running thence with the common line of Lots 27 and 28, S. 48-50 W. 180.0 feet to an iron pin; thence with the common line of Lots 27 and 40, N. 41-10 W. 71.0 feet to an iron pin, joint rear corner of Lots 26 and 27; thence with the common line of said Lots, N. 48-50 E. 180.0 feet to an iron pin on the western side of Argonne Drive; thence with Argonne Drive, S. 41-10 E. 71.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Jack L. Linder, Jr. and Elizabeth H. Linder and recorded in the RMC Office for Greenville County on February 25, 1981 in Deed Book 1143 at Page 259.

This is a second mortgage and is Junior in Lien to that mortgage executed by Jack L. Linder, Jr. and Elizabeth H. Linder to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on March 30, 1979 in Book 1461 at Page 390.



which has the address of 104 Argonne Drive Greenville,
(Street) (City)
South Carolina 29605 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

400

101A01

10

020

4328-RV-21